

# \$429,900 - 4602 26 Avenue S, Lethbridge

MLS® #A2134815

**\$429,900**

1 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.10 Acres

Discovery, Lethbridge, Alberta

Welcome to The "CRUZ", Bungalow living with the freedom of no condo fees to deal with. Located in a quiet Cul-De-Sac, this home is perfect for that individual or couple that wants there own space to enjoy. Bright open living area, quartz counter-tops, modern fixtures, electric fireplace in the living room, tall ceilings and large windows for extra light. Convenience of laundry on the main floor. Basement is undeveloped. The built-in dry bar in the dining and living area is perfect for entertaining. The spacious primary suite includes a 3-piece ensuite and a walk-in closet. Home is virtually Staged NHW

Built in 2022

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2134815               |
| Price          | \$429,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 952                    |
| Acres          | 0.10                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4602 26 Avenue S |
| Subdivision | Discovery        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K8K4           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Yard, Corner Lot              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2024 |
| Days on Market | 226                  |
| Zoning         | RM                   |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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